

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**

**NEW LANGUAGE: Double Underline**

ORDINANCE NUMBER O-20704 (NEW SERIES)

DATE OF FINAL PASSAGE AUGUST 4, 2016

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0303; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0422, 131.0431, AND 131.0448; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0622; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 BY ADDING NEW SECTION 141.0303, AND BY RENUMBERING SECTIONS 141.0303, 141.0304, 141.0305, AND 141.0306; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 4 BY AMENDING SECTION 141.0412; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0525; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0238; AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0308; AND AMENDING CHAPTER 15, ARTICLE 19 – APPENDIX A, ALL RELATING TO HOUSING.

**§126.0303 When a Conditional Use Permit Is Required**

An application for the following types of uses in certain zones may require a Conditional Use Permit. To determine whether a Conditional Use Permit is required in a particular zone, refer to the applicable Use Regulation Table in Chapter 13. The decision process is described in Section 126.0304.

- (a) Conditional Use Permits Decided by Process Three

Agricultural equipment repair shops through Companion units [No change in text.]

Continuing care retirement communities

Educational facilities through *Wireless communication facilities* (under circumstances described in Section 141.0420) [No change in text.]

(b) through (c) [No change in text.]

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B**

[No change in text.]

**Table 131-02B  
Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	OP-		OC-		OR <sup>(1)</sup> -	
	3rd >>	1-	2-	1-	1-	1-	1-
	4th >>	1	1	1	1	2	1
<b>Open Space through Residential, Separately Regulated Residential Uses, Companion Units</b> [No change in text.]		[No change in text.]					
<u>Continuing Care Retirement Communities</u>		=	=	=	=	=	=
<b>Residential, Separately Regulated Residential Uses, Employee Housing through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i></b> [No change in text.]		[No change in text.]					

**Footnotes for Table 131-02B** [No change in text.]

**§131.0322 Use Regulations Table for Agricultural Zones**

The uses allowed in the agricultural zones are shown in Table 131-03B.

**Legend for Table 131-03B**

[No change in text.]

**Table 131-03B**  
**Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Open Space through Residential, Separately Regulated Residential Uses, Companion Units [No change in text.]		[No change in text.]			
<u>Continuing Care Retirement Communities</u>		=		=	
Residential, Separately Regulated Residential Uses, Employee Housing through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]			

**Footnotes for Table 131-03B**<sup>1</sup> through <sup>6</sup> [No change in text.]<sup>7</sup> For housing 6 or fewer employees, see Section 141.0303~~4~~ to determine which use regulations apply.<sup>8</sup> through <sup>12</sup> [No change in text.]**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B**

[No change in text.]

**Table 131-04B**  
**Use Regulations Table for Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-		RS-												RX-		RT-								
	3rd >>	1-		1-												1-		1-								
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Open Space through Residential, Separately Regulated Residential Uses, Companion Units [No change in text.]		[No change in text.]																								
Continuing Care Retirement Communities		=		=												=		=								
Residential, Separately Regulated Residential Uses, Employee Housing through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]																								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Open Space through Residential, Separately Regulated Residential Uses, Companion Units [No change in text.]		[No change in text.]												
<u>Continuing Care Retirement Communities</u>		<u>C</u>			<u>C</u>			<u>L</u>			<u>L</u>		<u>L</u>	
Residential, Separately Regulated Residential Uses, Employee Housing through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]												

**Footnotes for Table 131-04B**<sup>1</sup> through <sup>9</sup> [No change in text.]<sup>10</sup> A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306<sup>7</sup> only as an *accessory use* to a *single dwelling unit*.<sup>11</sup> through <sup>12</sup> [No change in text.]**§131.0431 Development Regulations Table for Residential Zones**

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F, and 131-04G.

(a) RE Zones

**Table 131-04C**  
**Development Regulations for RE Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted <i>density</i> (DU per <i>lot</i> ) through Max paving/ <i>hardscape</i> [See Section 131.0447] [No change in text.]		[No change in text.]		
Accessory uses and structures [See Sections 131.0448 and 141.0306 <u>7</u> ]		[No change in text.]		
Garage regulations [See Section 131.0449(a)] through Visibility Area [See Section 113.0273] [No change in text.]		[No change in text.]		

(b) RS Zones

**Table 131-04D**  
**Development Regulations for RS Zones**

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b>Max paving/hardscape</b> [See Section 131.0447] [No change in text.]	[No change in text.]							
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.0306 <u>7</u> ]	[No change in text.]							
<b>Garage regulations</b> [Section 131.0449(a)] through <b>Visibility Area</b> [See Section 113.0273] [No change in text.]	[No change in text.]							

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b>Max paving/ hardscape</b> [See Section 131.0447] [No change in text.]	[No change in text.]							
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.0306 <u>7</u> ]	[No change in text.]							
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Visibility Area</b> [See Section 113.0273] [No change in text.]	[No change in text.]							

**Footnotes for Table 131-04D** [No change in text.]

(c) RX Zones

**Table 131-04E**  
**Development Regulations for RX Zones**

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	<b>Zones</b>	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
<b>Maximum Permitted <i>Density</i></b> (DU per <i>lot</i> ) through <b>Max <i>floor area ratio</i></b> [See Section 131.0446(c)] [No change in text.]		[No change in text.]	
<b>Accessory uses and structures</b> [See Sections 131.0448 and 141.0306 <u>7</u> ]		[No change in text.]	
<b>Garage regulations</b> [See Section 131.0449(a)] through <b>Visibility Area</b> [See Section 113.0273] [No change in text.]		[No change in text.]	

**Footnote for Table 131-04E** [No change in text.]

(d) RT Zones

**Table 131-04F**  
**Development Regulations for RT Zones**

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Maximum Permitted <i>Density</i></b> (DU per <i>lot</i> ) through <b>Max <i>Floor Area Ratio</i></b> [See 131.0446(d)], 3 <i>story</i> buildings [No change in text.]		[No change in text.]				
<b>Accessory <u>U</u>ses and <u>S</u>tructures</b> [See Sections 131.0448 and 141.0306 <u>7</u> ]		[No change in text.]				
<b>Garage Regulations</b> [See Section 131.0449(b)] through <b>Visibility Area</b> [See Section 113.0273] [No change in text.]		[No change in text.]				

(e) RM Zones [No change in text.]

#### **§131.0448 Accessory Buildings in Residential Zones**

This section is intended to clarify the regulations applicable to non-habitable *accessory buildings* in residential zones.

(a) through (c) [No change in text.]

(d) Habitable *accessory buildings* may be permitted as follows:

(1) As an *accessory building* to a *single dwelling unit* in accordance with Sections 141.0302 or 141.03067; or

(2) [No change in text.]

### **§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

#### **Legend for Table 131-05B**

[No change in text.]

**Table 131-05B  
Use Regulations Table for Commercial Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup>					CR-			CO-						CV-		CP-
		1-					1-	2-	1-	2-	3-		1-		1-			
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
Open Space through Residential, Separately Regulated Residential Uses, Companion Units [No change in text.]		[No change in text.]																
<u>Continuing Care Retirement Communities</u>		<u>C</u> <sup>(2)</sup>					<u>C</u>	=	<u>C</u>	=	<u>C</u>	<u>C</u> <sup>(2)</sup>		=				
Residential, Separately Regulated Residential Uses, Employee Housing through <b>Signs</b> , Separately Regulated <b>Signs</b> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]																

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones																											
		CC-																											
		1-			2-					3-					4-						5-								
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6		
<b>Open Space through Residential, Separately Regulated Residential Uses, Companion Units</b> [No change in text.]		[No change in text.]																											
<u>Continuing Care Retirement Communities</u>		<u>C</u>			-					<u>C</u>					<u>C</u>						<u>C<sup>(15)</sup></u>								
<b>Residential, Separately Regulated Residential Uses, Employee Housing through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i></b> [No change in text.]		[No change in text.]																											





**Footnotes to for Table 131-05B**<sup>1</sup> through <sup>17</sup> [No change in text.]**§131.0622 Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

[No change in text.]

**Table 131-06B**  
**Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd>>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Open Space through Residential, Separately Regulated Residential Uses, Companion Units</b> [No change in text.]	[No change in text.]										
<u>Continuing Care Retirement Communities</u>	=	=	<u>L<sup>(17)</sup></u>	=	=	=	=	=	=	=	=
<b>Residential, Separately Regulated Residential Uses, Employee Housing through Institutional, Separately Regulated Institutional Uses, Homeless Facilities, Congregate Meal Facilities</b> [No change in text.]	[No change in text.]										
Emergency Shelters	-	C	-	-	C	C	-	C	<u>CL</u>	-	-
<b>Institutional, Separately Regulated Institutional Uses, Homeless Facilities, Homeless Day Centers through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i></b> [No change in text.]	[No change in text.]										

**Footnotes for Table 131-06B**<sup>1</sup> through <sup>16</sup> [No change in text.]<sup>17</sup> See Section 131.0623(i)(j)<sup>18</sup> through <sup>20</sup> [No change in text.]**§141.0303 Continuing Care Retirement Communities**

Continuing care retirement communities are licensed by the state as both a residential care facility for the elderly and a skilled nursing facility, regulated under the California Health and Safety Code, and overseen by the California

Department of Social Services. They provide residents with multiple living environments based on the changing level of care required by the resident. The communities typically provide independent *dwelling units*, assisted living *dwelling units*, and convalescent and memory care rooms.

Continuing care retirement communities may be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), or as a limited use in zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations.

- (a) Continuing care retirement communities are not permitted in agricultural zones in *Proposition A Lands*.
- (b) Convalescent and memory care rooms shall, at a minimum, comply with California Code of Regulations Title 22, Division 6, Chapter 8 (Residential Care Facilities for the Elderly).
- (c) Parking areas shall be lighted for the safety of tenants. Lighting shall be of a design that deters vandalism. The location, type, and size of the proposed lighting fixtures shall be specified on the *development permit* application.
- (d) The number of vehicle trips shall be determined as follows:
  - (1) Four trips per *dwelling unit*; and
  - (2) Three trips per room for convalescent and memory care rooms.
- (e) Continuing care retirement communities shall be subject to the landscape regulations for commercial *development* in Table 142-04A.

(f) Permitted *Density*

- (1) The *density* shall comply with the base zone.
- (2) Only independent and assisted living *dwelling units* shall be used to calculate *density*.
- (3) The *density* shall be calculated using the area of the entire *development*.

**§141.03034 Employee Housing**

Employee housing is housing provided for agricultural workers in accordance with the California Health and Safety Code, Employee Housing Act. Employee housing does not include housing for persons engaged in household domestic service. Employee housing is permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.03034(a). Employee housing may be permitted with a Neighborhood Use Permit or a Conditional Use Permit in the zones indicated with an “N” or a “C,” respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.03034(b).

(a) through (b) [No change in text.]

**§141.03045 Fraternity Houses, Sorority Houses, and Student Dormitories**

[No change in text.]

**§141.03056 Garage, Yard, and Estate Sales**

[No change in text.]

**§141.03067 Guest Quarters or Habitable Accessory Buildings**

Guest quarters or habitable *accessory buildings* are attached or detached accessory living quarters developed of habitable construction, and located on a *lot* with a *single dwelling unit* that do not provide complete, independent living facilities and do not have direct access to the primary *dwelling unit*. Guest quarters or habitable *accessory buildings* are solely for the use of the occupants of the primary *dwelling unit* or their guests or employees.

Guest quarters or habitable *accessory buildings* may be permitted accessory to a *single dwelling unit* as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (g) [No change in text.]

(h) *Roof decks*, including railings, shall not exceed the height limits in Section 141.03067(f).

(i) [No change in text.]

**§141.0412 Homeless Facilities**

(a) This section regulates the following homeless facilities.

(1) [No change in text.]

(2) Emergency shelters: Any facility that provides ~~sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty days or less.~~ housing for homeless persons with minimal supportive services that is limited to occupancy of six months or less. An emergency shelter may be seasonal or year-round.

(A) Emergency shelters operating for 30 days or less in any 365-day period which are ~~accessory uses~~ accessory uses to religious institutions or religious organizations ~~operating for 30 days or less in any 365-day period~~ are exempt from this section.

(3) [No change in text.]

(b) [No change in text.]

(c) Emergency Shelters

~~Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to emergency shelters.~~

(1) Emergency shelters are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(A) Emergency shelters shall provide an on *premises* waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the *public right-of-way*. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

(B) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee.

calculated at 8 hours of working time per employee per 24-hour period.

(C) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.

(D) Emergency shelters shall provide on-site supervision at all times. At least one full-time-equivalent employee shall be provided for every 20 beds.

(E) The *applicant* shall submit and implement the following:

(i) A communications plan for addressing issues or concerns regarding the emergency shelter raised by the local community, neighborhood, business organizations, and adjacent neighbors;

(ii) A loitering control plan to minimize the congregation of overnight residents during daylight hours on the *premises*, in parking lots serving the *premises*, and on public sidewalks adjacent to the *premises*; and

(iii) A litter control plan to maintain the *premises* and any adjacent *premises* in a litter free condition at all times.

(F) Adequate outdoor lighting for public safety shall be maintained. Outdoor lighting shall comply with Section 142.0740.

(2)     Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(1A)   Emergency shelters are not permitted in *Proposition A Lands*.

(2B)   Emergency shelters shall provide at least 35 square feet of sleeping area per bed.

(3C)   Emergency shelters shall provide a waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the *public right-of-way*. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

(4D)   Emergency shelters shall provide at least 1 toilet for every 15 beds.

(5E)   Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

(6F)   Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.

(7G)   Emergency shelters shall provide on-site supervision at all times. At least one full-time-equivalent employee shall be provided for every 20 beds.

(8H) Living, dining, and *kitchen* areas shall be physically separated from sleeping areas. The shelter shall provide telephone services separate from the office phone in order to provide privacy.

(9I) The *applicant* shall submit ~~the following materials to the decision maker for consideration~~ and implement the following:

(Ai) ~~A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;~~

A communications plan for addressing community-raised issues or concerns regarding the emergency shelter with the local community, neighborhood, business organizations, and adjacent neighbors;

(Bii) ~~A loitering control plan to minimize the congregation of overnight residents during daylight hours in the vicinity of the shelter;~~ A loitering control plan to minimize the congregation of overnight residents during daylight hours on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; and



(Ciii) ~~A litter control plan to provide for the removal of litter in the vicinity of the shelter on a regular basis.~~  
A litter control plan to maintain the *premises* and any adjacent *premises* in a litter free condition at all times.

(d) [No change in text.]

**§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios**

(a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

**Table 142-05C**  
**Minimum Required Parking Spaces for**  
**Multiple Dwelling Units and Related Accessory Uses**

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup>	Parking Impact <sup>(4)</sup>		
Studio up to 400 square feet through Transitional Housing (6 or fewer persons) [No change in text.]	[No change in text.]				

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup>	Parking Impact <sup>(4)</sup>		
<u>Continuing Care Retirement Communities</u>					
<u>Dwelling units</u>	<u>1.0</u>	<u>0.75</u>	<u>1.25</u>	<u>N/A</u>	<u>N/A</u>
<u>Convalescent and memory care rooms</u>	<u>1.0 per 3 beds</u>	<u>1.0 per 3 beds</u>	<u>1.0 per 3 beds</u>	<u>N/A</u>	<u>N/A</u>
<u>Employees</u>	<u>1 per peak shift</u>	<u>0.75 per peak shift</u>	<u>1.25 per peak shift</u>	<u>See Section 142.0530(f)</u>	<u>See Section 142.0530(e)</u>
Accessory uses (Spaces per square feet <sup>(7)</sup> )	[No change in text.]				

**Footnotes for Table 142-05C**<sup>1</sup> through <sup>2</sup> [No change in text.]<sup>3</sup> The required motorcycle and bicycle parking spaces are those required for *dwelling unit* type for studios up to 400 square feet through 5+ *bedrooms*.<sup>4</sup> through <sup>8</sup> [No change in text.]

(b) through (d) [No change in text.]

**§155.0238 Use Regulations Table of CU Zones**

The uses allowed in the CU zones are shown in Table 155-02C:

**Legend for Table 155-02C**

[No change in text.]

**Table 155-02C**  
**Use Regulations Table for CU Zones**

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones							
	1st & 2nd >>	CU-							
	3rd >>	1-(1)		2-			3-		
	4th >>	1	2	3	4	5	3(2)(12)	6	7
Open Space through Residential, Separately Regulated Residential Uses, Companion Units [No change in text.]		[No change in text.]							
Continuing Care Retirement Communities		C		C			C		
Residential, Separately Regulated Residential Uses, Employee Housing through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]							

**Footnotes to for Table 155-02C**

(1) through (13) [No change in text.]

**§156.0308 Base District Use Regulations**

(a) through (b) [No change in text.]

	Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
	LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay														
Use Categories/ Subcategories	C	NC	ER	BP	WM <sup>7</sup>	MC	RE	I <sup>7</sup>	T <sup>7</sup>	PC	PF <sup>10</sup>	OS	CC <sup>7</sup>	Additional Regulations	MS/CS & E Overlays
Public Park/ Plaza/Open Space through Separately Regulated Residential Uses [No change in text.]	[No change in text.]														
<u>Continuing Care Retirement Communities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	--	<u>C</u>	<u>C</u>	--	--	<u>C</u>	<u>C</u>	--	--	<u>§141.0303</u>	
Fraternities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	N	--	--	§141.0304 <u>5</u> (c)-(e)	

	<b>Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS</b>														
	<b>LEGEND:</b> P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay														
Use Categories/ Subcategories	C	NC	ER	BP	WM <sup>7</sup>	MC	RE	I <sup>7</sup>	T <sup>7</sup>	PC	PF <sup>10</sup>	OS	CC <sup>7</sup>	Additional Regulations	MS/CS & E Overlays
<b>Separately Regulated Residential Uses, Home Occupations through Other Use Requirements, Temporary Uses and Structures</b> [No change in text.]	[No change in text.]														

**Footnotes to for Table 156-0308-A**<sup>1</sup> through <sup>12</sup> [No change in text.]

**Article 19: Southeastern San Diego Planned District**  
**Appendix A: Uses**

Legend: [No change in text.]

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
<b>Residential</b> through Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions). [No change in text.]	[No change in text.]						

**Footnotes for Appendix A: Uses**<sup>1</sup> through <sup>8</sup> [No change in text.]<sup>9</sup> Guest quarters shall be permitted in accordance with Section 141.0306~~7~~.

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